

**NORTH SMITHFIELD  
SCHOOL BUILDING COMMITTEE**

**September 11, 2008**

**KENDALL DEAN**

**5:30 p.m.**

**BOARD MINUTES**

**Present: David Chamberland, Paul Vadenais, Scott Majeau, Steve Lindberg, Edward Yazbak and Paul Nordstrom. Absent: Jane Biron.**

**Others: John Lahar, Robert Desrochers, Ron Fagnoli, Charles Roberts, David DeQuattro and Matteo Alibrio.**

**The meeting was called to order at 5:40 p.m. Following roll call by Janice Bradley the minutes to the August 14, 2008, meeting was reviewed and motion to approve the minutes was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved the motion.**

**Motion was made to table the request for payment Requisition No. 25, Job #4178 by Edward Yazbak and seconded by Scott Majeau. The committee unanimously approved the motion.**

## **OLD BUSINESS**

### **Charles Roberts**

**1. Gilbane has received all the back invoices to be paid to Briggs. These back charges should be paid by the board and Gilbane will issue a credit to the Owner's Contingency for a total of \$23,958. A discussion followed.**

**2. Cathodic Protection will be installed tomorrow. All areas around the tank will then be raked and seeded. Photos will be taken of the tank for warrantee. Bob Desrochers asked for a day so that his crew could clean up this area.**

**3. The fencing is complete. The running track repairs started today and will take two days for prep work. Also, Fleet will replace the broken drain. Two coats of red rubber will be placed down on the track and then a binder coat (top coat) will be placed and two days of drying will be needed. After that time the striping will be applied. David Chamberland asked for a completion time – next Tuesday or Wednesday. Stephen Lindberg would like the above agenda in writing since he needs to confer with Bob Desrochers and Matthew Tek (Athletic Director) regarding the times of practice and games of the athletic teams. David Chamberland asked for a day-to-day schedule.**

**4. Technology Equipment – Heat in the area where the telephone room is located reaches much too high a temperature. The air should be constant and not change. The consultant (Wilkinson) feels the air**

is OK. Charles Roberts suggested the air be tested for one week to find what the actual temperature is using a temperature recorder. David Chamberland would like to record the temperature for one week and then have Wilkinson and Scott Majeau meet to finalize the situation.

5. FF&E – A list of Technology Supplies were originally tabled and needs to be ordered at this time. David DeQuattro stated many orders will be received in the next week or two. Library equipment, maintenance equipment, student desks and chairs, appliances, music and FCS equipment. If the Technology Ed supplies were authorized Gilbane will issued the PO and order tomorrow. Mr. Lindberg felt the some Science items were missing. Charles Roberts will supply a list of items ordered and that will be compared with what is in each classroom.

Music instruments have not been received. Furniture for the band and chorus has also not been received. Gilbane will check on this. Paul Vadenais reminded Gilbane of the agreement that if the furniture was not received on time a substitute item would be in place until the order was received. This has not happened.

Keys are missing for various cabinets. Gilbane agreed to supply the keys. A list was supplied by John Lahar regarding items missing from each room (to the best of his knowledge). Gilbane will correct the situation as long as these items were originally supposed to be supplied. David Chamberland asked Mr. Roberts to supply one

punch list updated and send it to the board and indicated who is responsible for each item. Stephen Lindberg asked that this process not include John Lahar and that the list be in writing by Gilbane and includes how it will be resolved. Paul Vadenais asked that if John Lahar, Bob Desrochers, or Steve Lindberg need anything that they address Paul Vadenais or David Chamberland with a copy to Steve Lindberg. They will then address Gilbane. At some point in time David Chamberland would like a transition between Gilbane and Bob Desrochers. A final punch list with the commission agent will be completed by next week.

Edward Yazbak met with Jill Gemma who would like to receive an update at this time. Matteo Alibrio will send a budget update to the finance director tomorrow.

6. ADA - The walkway will be paved tomorrow which could be 2" in some areas and will be usable for next Friday. Loam and seed will be done next week.

7. Field Lighting – A temporary supply by a generator is in place now. A meeting with Nationalgrid will take place tomorrow to correct the situation.

8. Phenolic Panels – Ron Fagnoli stated the manufacture did not have the correct panels so they had to be painted. Delivered date is September 29th. Installation will take a week and will be done after school or on week-ends.

9. Fire Pump – Charles Roberts stated that the pump and shed was

supplied and installed by a Texas company. It has a direct feed to the transformer. Tests proved that they had leaks. It has too many Leeds (9) nine and should have had only (6) six. Wallco Electric had the motor rewound in two days. Another test blew out the water line at the high school. The Texas company was put on notice and Gilbane had the motor repaired. The building was still fully protected and the problem will be corrected next week. Ron Fagnoli stated that everyone involved to correct the problems did an excellent effort and job.

10. Financial Update – Owner’s Contingency – A meeting will be held with Gilbane, Jill Gemma, Edward Yazbak and Jane Biron. Paul Vadenais stated a change request created a credit for \$3,689 and work on the bleachers cost \$8,391, these were not submitted since there was not a change order issued. Edward Yazbak suggested all be tabled until after the finance meeting. David Chamberland would like to approve requisition #25 for payment and asked Mr. Yazbak not to table it since it was part of the GMP.

## **NEW BUSINESS**

Ribbon Cutting will be this Sunday at 2:00 p.m. Paul Vadenais gave a brief agenda of the ceremony.

There were no recommendations to the Town Council.

A motion to approve for payment Requisition #25 in the amount of

**\$198,384.55 along with modifications was made by David Chamberland and seconded by Paul Nordstrom. The committee approved the motion with Mr. Yazbak voting in the negative and Mr. Stephen Lindberg abstaining.**

**Matteo Alibrio stated that the Design/Builder's Contingency has a balance of approximately \$140,000. In the Owner's Contingency there was a deficient of (-\$115,000) negative.**

**David Chamberland mentioned Griffin Electric's bill of \$13,000 will not be recommended for payment. Ron Fagnoli felt some of it might be necessary to pay. Mr. Chamberland still felt they should not be paid for this overcharge.**

**Mr. Chamberland asked Gilbane to finalize the financial portion.**

**Mr. Lindberg asked that if money was available that library books be supplied - \$50,000. Also mention was overtime by the maintenance department was paid for by the school department.**

**Mr. Lindberg also mentioned that the staff at the middle school was elated to be there. High complements were given and it was noted what a great team effort was in place by the staff in getting the building opened.**

**David Chamberland addressed Gilbane and asked that the numbers be looked at again and the board needs to have the final numbers before any more decision can be made.**

**Mr. Lindberg announced that the effort made by the board to RIDE resulted in approval of a 1.1M increase which amended the total for the project to \$31.1 M. This is a 35% reimbursement to the Town.**

**The following recommendation was made that the track should be off limits to outside concerns until 12/1 and the school should be off limits to outside concerns till 2/1/09. A policy should be in place by the School Committee concerning use of the above.**

## **OPEN FORUM**

**David Chamberland stated that the board, RGB, Gilbane all struggled and all pulled together at the end with hard work. He thanked everyone for everything being done on time. Mr. Chamberland mentioned that the faculty and students are happy and satisfied with the results and this was also due to the fact that the board was picky.**

**Ron Fagnoli also thanked the committee especially Paul and David. He thanked all for their cooperation and effort including members of Gilbane's team, i.e. Charles Roberts and Matteo Alibrio, for long hours and week-ends. Appreciated was the support from all. This**

**middle school and the level of quality is something the Town can be proud of. The creditable of the committee stands firm.**

**Stephen Lindberg asked if sealing the block inside the corridors would be of value. Yes and a wax base product should be used. Mr. Lindberg would like more information from David DeQuattro.**

**David DeQuattro mentioned what a pleasure it was working with everyone and was happy to be part of this project.**

**Mr. Lindberg said he was proud of the school department and how all the members pitched in.**

**Ron Fagnoli thanked Stephen Lindberg for all his support. It was a complete team effort; no one walked away, everyone made it work.**

**Paul Vadenais also thanked the daily decisions made by Stephen Lindberg and his team.**

**Charles Roberts stated the decisions made by the board helped make the job go smoothly.**

**The meeting was called for adjournment by Paul Vadenais at 7:50 p.m.**